



## Tallington Road Stamford, PE9 4RE

Set back from the road and surrounded by open fields this individual 3 bedroom detached property, in the delightful village of Barholm, benefits from ample ground floor living space and generous gardens and parking.

£1,895 PCM

# Tallington Road

Stamford, PE9 4RE



- Detached 3 Bedroom Home
- Private Position in popular village
- Master Bedroom with En-Suite
- Generous Gardens with Open Countryside Views
- Living Room & Dining Room
- Driveway Parking & Single Garage
- Good Sized Kitchen & Utility
- EPC Rating E
- Please see Key Facts for Tenants for Material Information Disclosures

## Entrance

## Hallway

12'0 x 9'10 (3.66m x 3.00m )

## Living Room

18'7 x 15'1 (5.66m x 4.60m)

## Dining Room

14'2 x 11'5 (4.32m x 3.48m)

## Kitchen

15'3 x 11'5 (4.65m x 3.48m)

## Utility Room/Laundry

10'1 x 7'10 (3.07m x 2.39m)

## Master Bedroom

17'9 x 15'0 max (5.41m x 4.57m max)

## En Suite

8'3 x 6'3 (2.51m x 1.91m)

## WC

## First Floor Landing

13'2 x 6'4 (4.01m x 1.93m)

## Bedroom 2

12'0 x 14'10 (3.66m x 4.52m)

## Bedroom 3

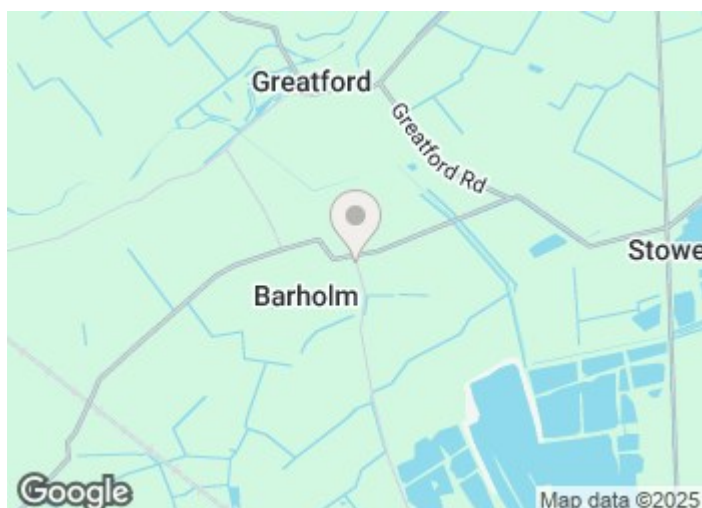
11'0 x 11'4 (3.35m x 3.45m)

## Bathroom

8'2 x 6'11 (2.49m x 2.11m)

## Large Garden

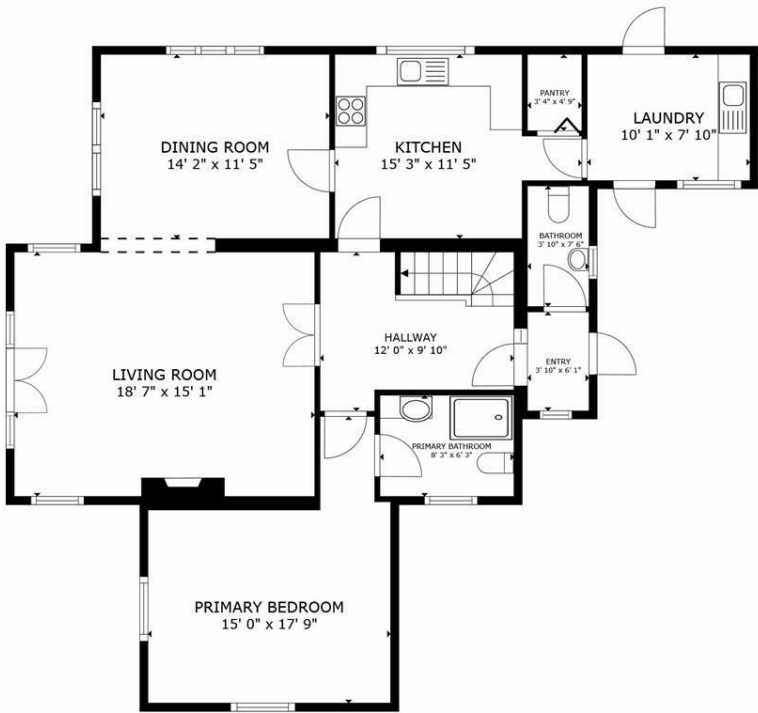
## Driveway Parking & Single Garage



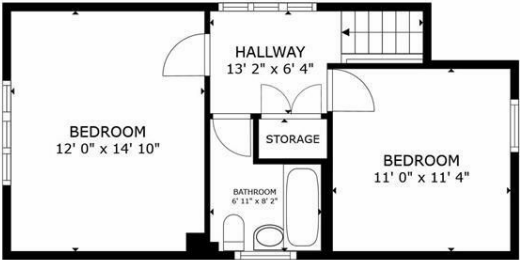
## Directions

Please use the following postcode for Sat Nav guidance - LE15 6DB

Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1,151 sq.ft. FLOOR 2 440 sq.ft.  
TOTAL : 1,591 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 69        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 45      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

